085.0	0005	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	672,600 /	672,600
					USE VALUE:	672,600 /	672,600
					ASSESSED:	672,600 /	672,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HILL LUCINDA M
Owner 2:	
Owner 3:	
Street 1:	10 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	THAYER DAVID S -
Owner 2:	-
Street 1:	10 CRESCENT HILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474-2502

NARRATIVE DESCRIPTION

This parcel contains 5,800 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Aluminum Exterior and 1414 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5800.000	251,700	5,100	415,800	672,600
Total Card	0.133	251,700	5,100	415,800	672,600
Total Parcel	0.133	251,700	5,100	415,800	672,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.67 | /Parcel: 475.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53845
GIS Ref
GIS Ref
Insp Date 09/15/18

!6955!

PREVIOUS ASSESSMENT

Parcel ID 085.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	251,800	5100	5,800.	415,800	672,700	672,700	Year End Roll	12/18/2019
2019	101	FV	206,800	5100	5,800.	409,900	621,800	621,800	Year End Roll	1/3/2019
2018	101	FV	206,800	5100	5,800.	314,800	526,700	526,700	Year End Roll	12/20/2017
2017	101	FV	206,800	5100	5,800.	297,000	508,900	508,900	Year End Roll	1/3/2017
2016	101	FV	206,800	5100	5,800.	273,200	485,100	485,100	Year End	1/4/2016
2015	101	FV	201,600	5100	5,800.	255,400	462,100	462,100	Year End Roll	12/11/2014
2014	101	FV	201,600	5100	5,800.	235,200	441,900	441,900	Year End Roll	12/16/2013
2013	101	FV	201,600	5100	5,800.	235,200	441,900	441,900		12/13/2012

PRINT

Date	Time
12/10/20	21:39:01

LAST REV

Date	Time
09/27/18	13:51:46

mmcmakin

6955

USER DEFINED

Prior Id # 1:	53845
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THAYER DAVID S	30812-470		10/29/1999		282,000	No	No		
	11992-150		5/4/1971		25,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/25/2006	407	Wood Dec	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	Inspected	BS	Barbara S
8/30/2018	MEAS&NOTICE	BS	Barbara S
11/19/2008	Meas/Inspect	345	PATRIOT
6/19/2000	MLS		
1/20/2000	Mailer Sent		
1/20/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5800		Sq. Ft.	Site		0	70.	1.02	6									415,801						415,800	

Total AC/HA: 0.13315 | Total SF/SM: 5800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 415,801 | Spl Credit | Total: 415,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342017
Depreciation:	90292
Depreciated Total:	251724

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

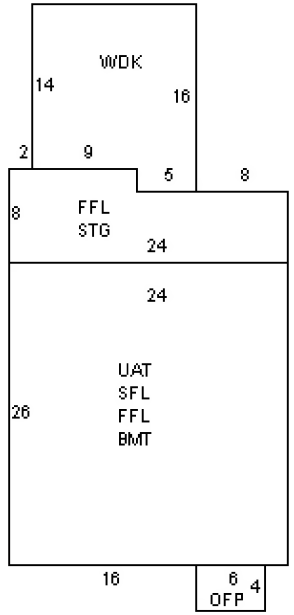
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	97.18
Final Total:	251700	Val/Su SzAd	178.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	790	165.380	130,647
BMT	Basement	624	49.610	30,958
SFL	Second Floor	624	165.380	103,194
WDK	Deck	206	10.640	2,191
STG	Storage	166	7.060	1,172
UAT	Upper Attic	156	66.150	10,319
OFP	Open Porch	24	43.120	1,035
	Net Sketched Area:	2,590	Total:	279,516
Size Ad	1414	Gross Are	3058	FinArea 1414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 085.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1931	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100